

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

12/15

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name WEST 41 PROPERTY LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 47-3362651

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

440 WEST 41ST
New York, NY 10036

Number, Street, City, State & ZIP Code

New York
County

7280 WEST PALMETTO PARK ROAD
SUITE 106-N
Boca Raton, FL 33433

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership

☐ Other. Specify:

Debtor **WEST 41 PROPERTY LLC**
Name

Case number (if known)

7. Describe debtor's business**A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53AB))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80a-3)

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.naics.com/search/>.

5311**8. Under which chapter of the Bankruptcy Code is the Debtor filing?****Check one:**

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operation, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No
- ☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	See Attachment	Relationship to you	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **WEST 41 PROPERTY LLC**
Name

Case number (if known)

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (Check all that apply.)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☒ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **WEST 41 PROPERTY LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signature**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 25, 2016**
MM / DD / YYYY**X /s/ DAVID GOLDWASSER, MANAGING
MEMBER, GC REALTY ADVISORS LLC**
Signature of authorized representative of debtor**DAVID GOLDWASSER, MANAGING
MEMBER, GC REALTY ADVISORS LLC**
Printed nameTitle **MANAGER****18. Signature of attorney****X /s/ A. MITCHELL GREENE**
Signature of attorney for debtorDate **March 25, 2016**
MM / DD / YYYY**A. MITCHELL GREENE**
Printed name**ROBINSON BROG LEINWAND GREENE GENOVESE & GLUCK P.C.**
Firm name**875 THIRD AVENUE
New York, NY 10022**

Number, Street, City, State & ZIP Code

Contact phone **(212) 603-6300**

Email address

Bar number and State

Debtor **WEST 41 PROPERTY LLC**
Name

Case number (if known)

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known)

Chapter **11**

☐ Check if this an amended filing

FORM 201. VOLUNTARY PETITION
Pending Bankruptcy Cases Attachment

Debtor **FIRST BRONX LLC**

Relationship to you

AFFILIATE

District **SDNY**

When **1/13/14**

Case number, if known

14-22047

Debtor **OLLIE ALLEN HOLDING COMPANY, LLC**

Relationship to you

AFFILIATE

District **SDNY**

When **2/18/14**

Case number, if known

14-22204

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

WEST 41 PROPERTY LLC,

Case No.:

Debtor.

-----X

CERTIFICATE OF RESOLUTION

I, the undersigned, **DAVID GOLDWASSER**, as the Managing Member of GC REALTY ADVISORS, LLC, the Manager of **West 41 Property LLC** (the “Company”), do hereby certify that at a meeting of the Company duly called and held, the following resolutions were adopted and recorded in the Minute Book of the Company, and they have not been modified or rescinded, and are still in full force and effect:

RESOLVED, that in the judgment of the Company it is desirable and in the best interest of the Company, its creditors, members and other interested parties, that a petition be filed by the Company for relief under Chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”); and it is further

RESOLVED, that the form of petition under Chapter 11 presented to this meeting is approved and adopted in all respects, and that David Goldwasser, as the Managing Member of GC Realty Advisors, LLC, the Manager of the Company, is authorized to execute and verify a petition substantially in such form and to cause the same to be filed with the United States Bankruptcy Court for the Southern District of New York at such time as he shall determine; and it is further

RESOLVED, that David Goldwasser, as the Managing Member of GC Realty Advisors, LLC, the Manager of the Company, is authorized to execute and file all petitions, reorganization schedules, lists and other papers and to effectuate the filing of the Chapter 11 case, and, in that connection, that the firm of Robinson Brog Leinwand Greene Genovese & Gluck P.C.

be retained and employed as legal counsel for the Company under a general retainer, in addition to such special counsel as may hereafter become necessary or proper with a view to the successful conclusion of such Chapter 11 case.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Company this
_21th day of March, 2016.

WEST 41 PROPERTY LLC
By: GC REALTY ADVISORS, LLC AS MANAGER

By: /s/ David Goldwasser
DAVID GOLDWASSER, MANAGING MEMBER
GC REALTY ADVISORS, LLC

**ROBINSON BROG LEINWAND GREENE
GENOVESE & GLUCK P.C.**

875 Third Avenue
New York, New York 10022
A. Mitchell Greene
Attorneys for the Debtor and Debtor in Possession

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

-----X

In re: Chapter 11

WEST 41 PROPERTY LLC, Case No:

Debtor.

-----X

AFFIRMATION PURSUANT TO LOCAL RULE 1007-2

David Goldwasser, declares under penalty of perjury as follows:

1. I am the managing member of GC Realty Advisors, LLC, the manager of West 41 Property LLC (the “Debtor”), and am fully familiar with the facts set forth herein.

2. The Debtor owns the real property and improvements located at 440 West 41st Street, New York, New York (the “Property”).

3. No pre-petition committee was organized prior to the Order for relief.

4. The Debtor’s secured creditors will be listed on Schedule D to be filed.

5. A summary of the Debtor's assets and liabilities will be set forth on the summary of schedules to be filed.

6. The names and addresses of the twenty largest unsecured creditors, is annexed to this affirmation.

7. All suits or proceedings in which the Debtor is named as a party will be listed in the Debtor’s Statement of Financial Affairs to be filed.

8. The Debtor's filing was initiated because the Debtor does not have the funds to continue to service its debt obligations. SF IV Bridge I, LP holds a note in the principal amount of \$28,000,000 secured by a mortgage against the Property. SF IV Bridge I, LP sent the Debtor a notice of default and interest on the notice began accruing at 24% per annum. Accordingly, the Debtor filed its case so that it can reorganize its obligations and restructure its note with SF IV Bridge I, LP.

9. A 30-day budget is annexed to this affirmation, including projected payroll.

440 WEST 41 PROPERTY LLC
By: GC REALTY ADVISORS, LLC AS MANAGER

By: /s/ David Goldwasser
DAVID GOLDWASSER, MANAGING MEMBER
GC REALTY ADVISORS, LLC

Sworn to before me this
25th day of March, 2016
/S/Robert M. Sasloff
Notary Public, State of New York
No. 02SA4966401
Qualified in Kings County
Commission Expires 5-7-2018

440 West 41 Cash Flow project as of 3/24/16

April

INFLOWS

Application Fee	600
Rent	68,213

TOTAL INFLOWS	68,813
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OUTFLOWS

Administration:

Legal	1,000
License, filings, permits	100
Management Fee	5,000
Merchant account fees	300
Office supplies & Expenses	50
Payroll processing	250
RSA	0
Tenant Screening	600

TOTAL Administration	7,300
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Security	2,500
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Payroll Gross	23,500
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Repairs & maintenance:

Apartment repairs & furnishings on turn-over	2,000
Elevator	1,500
Plumbing	1,000
Pest control	842
Electrical & Mechanical	500
Supplies	0

TOTAL Repairs & maintenance	5,842
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Taxes & Insurance:

Real Estate Tax	0
Insurance Incl. Workers Comp	18,850

TOTAL Taxes & Insurance	18,850
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Utilities:

Electric	15,000
Water & Sewer	0
Telephone, cable, Internet	533

TOTAL Utilities	15,533
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General operating expenses	71,025
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Net operating income	(2,212)
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Fill in this information to identify the case:

Debtor name **WEST 41 PROPERTY LLC**
United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**
Case number (if known): _____

☐ Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
AUTHENTIC ELEVATOR SERVICES, C PO BOX 8253 Pelham, NY 10803						\$3,340.00
BROADVIEW NETWORKS PO BOX 1191 Port Chester, NY 10573						\$1,800.00
ELITE GC NY INC. 244 FIFTH AVENUE New York, NY 10001						\$46,500.00
FOX LINEN SERVICE PO BOX 14 Port Jefferson Station, NY 11776						\$818.90
GOLDBERG & RIMBERG 115 BROADWAY New York, NY 10006						\$25,000.00
METROPOLIS GROUP INC. 22 CORTLANDT STREET 10TH FL. New York, NY 10007						\$1,668.00
SF IV BRIDGE I, LP C/O JOSEPH J. TUSO 767 5TH AVENUE, 12TH FLOOR New York, NY 10153		REAL PROPERTY AND IMPROVEMENTS LOCATED AT 440 WEST 41ST STREET, NEW YORK, NEW YORK.	Disputed	\$44,065,778.09	Unknown	Unknown

Debtor **WEST 41 PROPERTY LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
TIME WARNER CABLE 120 EAST 23 STREET New York, NY 10010						\$11,000.00

**United States Bankruptcy Court
Southern District of New York**

In re **WEST 41 PROPERTY LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the MANAGER of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **March 25, 2016**

**/s/ DAVID GOLDWASSER, MANAGING MEMBER, GC REALTY
ADVISORS LLC**

**DAVID GOLDWASSER, MANAGING MEMBER, GC REALTY
ADVISORS LLC/MANAGER**

Signer/Title

ALAN MANN
440 WEST 41ST STREET
10C
NEW YORK, NY 10036

ALINA BESSARABOVA
440 WEST 41ST STREET
3C
NEW YORK, NY 10036

ANITA MICELI
440 WEST 41ST STREET
7A
NEW YORK, NY 10036

AUSRA DULKYTE
440 WEST 41ST STREET
6E
HAMPDEN, MA 01036

AUTHENTIC ELEVATOR SERVICES, C
PO BOX 8253
PELHAM, NY 10803

BROADVIEW NETWORKS
PO BOX 1191
PORT CHESTER, NY 10573

BRUCE SUMPTER
440 WEST 41ST STREET
6K
NEW YORK, NY 10036

CIII ASSET MANAGEMENT
5221 N. O'CONNOR BLVD.
SUITE 600
IRVING, TX 75039

CORP. COUNSEL FOR NYC
100 CHURCH STREET
NEW YORK, NY 10007

CROCETTA DIEGO
440 WEST 41ST STREET
103/104
NEW YORK, NY 10036

CYNTHIA ANDIA HERAS
440 WEST 41ST STREET
7F
NEW YORK, NY 10036

DEPT. OF HOUSING PRESERVATION
AND DEVELOPEMNT
100 GOLD STREET
NEW YORK, NY 10038

ELITE GC NY INC.
244 FIFTH AVENUE
NEW YORK, NY 10001

ELVA JANNETE VALLE
440 WEST 41ST STREET
5K
NEW YORK, NY 10036

EMPIRE PROPERTIES
440 WEST 41ST STREET
6A
NEW YORK, NY 10036

FOX LINEN SERVICE
PO BOX 14
PORT JEFFERSON STATION, NY 11776

GMS MANAGEMENT
1120 6TH AVENUE
NEW YORK, NY 10036

GOLDBERG & RIMBERG
115 BROADWAY
NEW YORK, NY 10006

GUY CHADASH
440 WEST 41ST STREET
3A
NEW YORK, NY 10036

INTERNAL REVENUE SERVICE
PO BOX 7346
PHILADELPHIA, PA 19114

J&C LAMB MANAGEMENT CORP.
4 PARK AVENUE
NEW YORK, NY 10016

JAMES WALSH PROD
440 WEST 41ST STREET
P1, 2, 3, 4
NEW YORK, NY 10036

JESSICA MENJIVAR
440 WEST 41ST STREET
6G
NEW YORK, NY 10036

JING HAN
440 WEST 41ST STREET
8E
NEW YORK, NY 10036

JOSEPH A. SARCINELLA
REED SMITH LLP
599 LEXINGTON AVENUE
NEW YORK, NY 10022

JUNK SUK YANG
440 WEST 41ST STREET
8J
NEW YORK, NY 10036

LANE EXCLUSIVE
112 EAST 23RD STREET
SUITE 200
NEW YORK, NY 10010

LAWRENCE J. BERGER P.C.
200 MADISON AVENUE
SUITE 1902
NEW YORK, NY 10016

MAHMOUD HASSAN
440 WEST 41ST STREET
12A
NEW YORK, NY 10036

METROPOLIS GROUP INC.
22 CORTLANDT STREET
10TH FL.
NEW YORK, NY 10007

NAHEED KAZMI
440 WEST 41ST STREET
9K
NEW YORK, NY 10036

NEW YORK STATE DEPT. OF FINANC
ATTN: BANKRUPTCY SPECIAL PROC
PO BOX 5300
ALBANY, NY 12205

NYC DEPT. OF BUILDINGS
280 BROADWAY, 3RD FL.
NEW YORK, NY 10007

NYC DEPT. OF FINANCE
345 ADAMS STREET, 3RD FL.
ATTN: LEGAL AFFAIRS
BROOKLYN, NY 11201

NYC OFFICE OF ADMIN. TRIALS
AND HEARINGS
66 JOHN STREET, 10TH FL.
NEW YORK, NY 10038

OFFICE OF THE ATTORNEY GENERAL
THE CAPITOL
ALBANY, NY 12224

RACINE DEME
440 WEST 41ST STREET
4B
NEW YORK, NY 10036

REMI RACHID TIMERY
440 WEST 41ST STREET
8D
NEW YORK, NY 10036

SCOTT GERRIS
440 WEST 41ST STREET
8B
NEW YORK, NY 10036

SF IV BRIDGE I, LP
C/O JOSEPH J. TUSO
767 5TH AVENUE, 12TH FLOOR
NEW YORK, NY 10153

STEPHAN EVANS
440 WEST 41ST STREET
4G

STERLING B. PLENERT
440 WEST 41ST STREET
8A
NEW YORK, NY 10036

TERESA MULIJONO
440 WEST 41ST STREET
6A
NEW YORK, NY 10036

TIME WARNER CABLE
120 EAST 23 STREET
NEW YORK, NY 10010

UC IRVINE
249 DRAMA
IRVINE, CA 92697

US ATTY OFFICE -SDNY
86 CHAMBERS STREET
ATTN: TAX AND BANKRUPTCY
NEW YORK, NY 10007

US MANAGEMENT
440 WEST 41ST STREET
9B
NEW YORK, NY 10036

XAVIER TAMOS
440 WEST 41ST STREET
5J
NEW YORK, NY 10036